

128.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,061,600 / 1,061,600

USE VALUE: 1,061,600 / 1,061,600

ASSESSED: 1,061,600 / 1,061,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30-32		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BIENAIME GIOVANNA/TRUSTEE

Owner 2: SUNSHINE REALTY TRUST

Owner 3:

Street 1: PO BOX 555

Street 2:

Twn/City: SOMERVILLE

St/Prov: MA Cntry: Own Occ: N

Postal: 02143 Type:

PREVIOUS OWNER

Owner 1: VAN DIJK WILLEM F -

Owner 2: VAN DIJK CLAUDIA J -

Street 1: 30 WALNUT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,388 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1901, having primarily Vinyl Exterior and 2693 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8388		Sq. Ft.	Site		0	80.	0.80	9									537,315						537,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	8388.000	524,300		537,300	1,061,600		83386
							GIS Ref
							GIS Ref
							Insp Date
							03/09/18

PREVIOUS ASSESSMENT								Parcel ID	128.0-0004-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	523,100	0	8,388.	537,300	1,060,400	1,060,400	Year End Roll	12/18/2019
2019	104	FV	401,600	0	8,388.	503,700	905,300	905,300	Year End Roll	1/3/2019
2018	104	FV	401,600	0	8,388.	416,400	818,000	818,000	Year End Roll	12/20/2017
2017	104	FV	375,800	0	8,388.	382,800	758,600	758,600	Year End Roll	1/3/2017
2016	104	FV	375,800	0	8,388.	349,300	725,100	725,100	Year End	1/4/2016
2015	104	FV	333,300	0	8,388.	342,500	675,800	675,800	Year End Roll	12/11/2014
2014	104	FV	333,300	0	8,388.	318,400	651,700	651,700	Year End Roll	12/16/2013
2013	104	FV	401,300	0	8,388.	302,900	704,200	704,200		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAN DIJK WILLEM	59766-301		8/15/2012		600,000	No	No		
NORTON SHEILA F	30863-131		11/15/1999		439,000	No	No		
	20613-178		6/1/1990			1	No	A	

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/7/2019	307	Insulate	8,348	C					3/9/2018	MEAS&NOTICE	HS	Hanne S					
11/14/2012	1485	Redo Kit	5,000	C					5/1/2013	Info Fm Prmt	EMK	Ellen K					
11/14/2012	1484	Redo Kit	5,000	C					12/31/2008	Measured	372	PATRIOT					
5/7/2001	264	Re-Roof	4,200	C					11/29/2000	Measured	243	PATRIOT					
									3/15/2000	Inspected	276	PATRIOT					
									12/9/1999	Mailer Sent							
									1/1/1982		KM						

Sign: VERIFICATION OF VISIT NOT DATA / / /

